



7505 South Holden Street
Midvale, UT 84047
(801) 567-7200
www.midvalecity.org

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
OCTOBER 18, 2022**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **18th day of October 2022** as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. Midvale City recommends meeting attendees follow CDC guidelines regarding masking and social distancing. **Public comments may be submitted electronically for Board consideration at www.Midvalecity.org/government/contact-us by 5:00pm on October 17th. Please indicate if you would like your comment addressed in the Redevelopment Agency meeting.**

The meeting will be broadcast on the following: **You Tube:** www.MidvaleCity.org/YouTube

7:00 PM OR IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

I. GENERAL BUSINESS

A. WELCOME AND ROLL CALL

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the Redevelopment Agency of Midvale City Board at this point by stepping to the microphone and giving his or her name for the record. **Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body.** Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the Redevelopment Agency of Midvale City will be turned over to staff to provide a response outside of the Redevelopment Agency meeting.

III. CONSENT AGENDA

A. Consider Minutes of September 6, 2022 [*Rori Andreason, HR Director/City Recorder*]

IV. ACTION ITEMS

A. Consider **Resolution No. 2022-14RDA** Approving the Art House Program and Artist Lease Agreement Term Sheet [*Kate Andrus, RDA Program Manager*]

VI. ADJOURN

7

7

7

Redevelopment Agency of Midvale City Meeting Agenda
October 18, 2022

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working day notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax. The agenda was also posted at the following locations on the date and time as posted above: City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice Website at <http://pmn.utah.gov>. Board Members may participate in the meeting via electronic communications. Board Members' participation via electronic communication will be broadcast and amplified so other Board Members and all other persons present in the Council Chambers will be able to hear or see the communication.

DATE POSTED: OCTOBER 13, 2022

**RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER**

7

7

7



REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday October 18, 2022

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Marcus Stevenson

BOARD MEMBERS: Board Member Heidi Robinson
Board Member Paul Glover
Board Member Dustin Gettel
Board Member Quinn Sperry
Board Member Bryant Brown

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Lisa Garner, City Attorney; Jerimie Thorne, Deputy Public Works Director; Mariah Hill, Administrative Services Director; Adam Olsen, Planning Director; Elizabeth Arnold, Planner II; Wendelin Knobloch, Senior Planner; Laura Magness, Communications Director; Chief Randy Thomas, UPD; Chief Brad Larson, UFA; and Jake Shepherd, Network Administrator.

Chair Stevenson called the meeting to order at 8:44 p.m.

I. GENERAL BUSINESS

A. Roll Call - Board Members Dustin Gettel, Quinn Sperry, Bryant Brown, Heidi Robinson, and Paul Glover were present at roll call.

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF SEPTEMBER 6, 2022

MOTION: Board Member Paul Glover **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Dustin Gettel. Chair Stevenson called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

Board Member Bryant Brown	Aye
Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

IV. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2022-14RDA APPROVING ARTIST RENTAL AGREEMENT ART HOUSE

Kate Andrus reported on January 29, 2021, Nate Rockwood brought before the Board a discussion on the proposed use of the building located at 7697 S. Main Street as the Main Street Art House. Previously described to the Board, the Art House would operate by dividing the floorspace into 8 different studios that would be rented to artists to create and sell their work. The Art House would be open to the public to allow citizens to watch art being created and to purchase local art pieces. In addition, there would also be a community gallery that allows for all Midvale residents to submit their art for display and sale as well as provide a space for community focused events and activities. In preparation for launching the Main Street Art House, City staff acquired funding and completed the needed renovations to make the space usable by artists making the next step in bringing this center to fruition, a recommendation by RDA staff to adopt the Art House Program.

Through this program, the following process will take place:

1. The Art House selection committee will be formed and will be comprised of the RDA Program Manager, RDA Director, RDA Board Member, Arts Council Member and a Community Member.
2. The Art House selection committee will be responsible for developing and adopting all facility rules and regulation as well as the code of conduct for governing the use of the space.
3. Agency staff will work with local arts organization to disperse and publicize the call for artists interested in applying for studio space.
4. The Art House selection committee also be responsible for reviewing artist applications and selecting tenants.
5. Artists will be notified of selection and will be asked to enter into a lease agreement which will be developed based upon the terms adopted by the Redevelopment Agency Board.
6. RDA staff, the Art House Selection Committee and the selected artists will work in collaboration to designate hours of operation which are conducive to public participation.

In addition, in an attempt to get the programming up and running as soon as possible, RDA staff is also recommending the Board suspend the rules and approve the attached proposed Artist Lease Agreement Term Sheet which has been reviewed by the City Attorney

FISCAL IMPACT:

Minimal. The annual costs of operation are projected to be approximately \$11,065.00. (An analysis of the estimated costs is attached). The monthly rent is set at an amount that ensures that the operating costs were covered. The only anticipated costs by the RDA would be those costs associated with promoting and marketing the space to the artist community. That cost is estimated to be no more than \$500.00.

Art House Program and Artist Lease Term Sheet

Program Overview

The Art House will house 8 artists who desire to bring arts and creative experiences to Midvale residents and visitors. Interested artists will be able to rent studio space and have access to a collaborative work environment.

The selection process of the resident artists will take place as follows:

1. The Art House Selection Committee will be formed and will be comprised of the RDA Program Manager, RDA Director, RDA Board Member, Arts Council Member and a Community Member.
2. The Art House Selection Committee will be responsible for reviewing artist applications and selecting tenants.
3. Artists will be notified of selection and will enter into a lease agreement which will be developed based upon the terms adopted by the Redevelopment Agency Board.
4. RDA staff, the Art House Selection Committee and the selected artists will work in collaboration to develop a schedule for artists hours, which will be conducive to public participation.

Art House Selection Committee

The Art House Selection Committee is also responsible for:

- Developing and adopting the governing documents which will regulate the Art House.
- Selecting art which will be displayed in the community art gallery.

The proposed* public hours are:

Monday: 12:00 pm- 7:00 pm
Tuesday: 12:00 pm- 7:00 pm
Wednesday: 12:00 pm- 7:00 pm
Thursday: 12:00 pm- 7:00 pm
Friday: 12:00 pm – 9:00 pm
Saturday: 10:00 am- 9:00 pm
Sunday: 10:00 am- 5:00 pm

*The Art House Selection Committee may modify these hours if they are not conducive to the availability of the artists, if needed.

Lease Terms

Rent: \$200 Per Month (2 of the 8 will be further subsidized)

Term: 6 months with the option to renew for an additional 6-months for a maximum of 5 years.

Other items:

- Artist's residency is conditioned on a satisfactory background check.
- Artists will have open access to the building 7 days a week between the hours of 7:00 am and 11:00 pm.
- Artists are required to be present in the building for a minimum of 20 hrs. a week during hrs. in which the facility is open to the public.

- This includes requirements for working weekends and for engaging and or hosting community-oriented events.
- There shall always be two or more artists in the space during open hours.
- Artists agree to provide the RDA with 5% of the commission made on all art sold in the Art House. These funds will be used solely to provide supplies, workshop materials and marketing services which will benefit the artists and the events which will take place in the center.

Board Member Dustin Gettel was concerned with how to track the sales and collect the 5%.

Nate Rockwood they would want to keep 5% for the gallery section of the art house and possibly waive the 5% for the artists.

The Board discussed keeping the 5% to provide for other community events.

Kate Andrus said she would have a schedule for the artists.

MOTION: Board Member Dustin Gettel **MOVED** to Suspend the Rules and Adopt Resolution No. 2022-14RDA Creating the Art House Program and Approving the Artists Lease Agreement Term Sheet. The motion was **SECONDED** by Board Member Heidi Robinson. Chair Stevenson called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

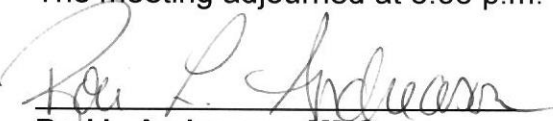
Board Member Bryant Brown	Aye
Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Aye

The motion passed unanimously.

V. ADJOURN

MOTION: Board Member Dustin Gettel **MOVED** to adjourn the meeting. Board Member Quinn Sperry **SECONDED** the motion. Chair Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:58 p.m.


Rori L. Andreason, MMC
City Recorder

Approved this 15th day of November 2022.

